

**MINUTES OF A REGULAR MEETING
PROVIDENCE REDEVELOPMENT AGENCY
THURSDAY, DECEMBER 11, 2014
444 WESTMINSTER ST., PROVIDENCE, RI 02903**

The Providence Redevelopment Agency (PRA) met in regular session at the Office of the Agency, located at 444 Westminister St., Providence, RI on Thursday, December 11, 2014 at 4:04PM.

Board members present at roll call: Chairman Jim DeRentis, Jesse Kenner, Vice Chair Cliff Wood, and Councilman Bryan Principe.

Absent at roll call: Yahaira Placencia, Councilman Nicholas Narducci, and Julius Kolawole.

Others in attendance: Don Gralnek, Executive Director; Amber Ilcisko, Secretary; Phil Lasco, RDW Group; Carla DeStefano, SWAP; Jon Restivo, Darrow Everett; Sergio Spaziano, City of Providence Law Department; Sean Creegan, City of Providence Law Department; Colleen Dupre, City of Providence Planning Department; Michael Weinberg, PRA Intern; Clay Rockefeller, The Steelyard; Councilwoman Sabina Matos; Clark Schoettle, Providence Revolving Fund; Frank Shea, Olneyville Housing Corporation; Ron DiOrio, City of Providence Planning Department; Jenna Karein, Unite Here 217; Patrick Anderson, Providence Business News.

APPROVAL OF MINUTES

Cliff Wood made a motion to approve the minutes of the meeting on November 13, 2014, and Jesse Kenner seconded the motion. The motion passed unanimously, and the minutes were approved as submitted.

BILLS AND COMMUNICATIONS

Mr. Gralnek gave a brief explanation of the following agenda items- 10 and 7 relate to the Flynn School and are subject to reimbursement due to the standing agreement; item 11 is for Ann Galbraith continued work on the home program.

Bryan Principe made a motion to approve the bills, and Cliff Wood seconded the motion. The motion was passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

Mr. Gralnek discussed the following agenda items:

Item 12- Umicore transaction almost completed; no action was taken by the Board.

Item 13- update on the sale of Flynn School; no action was taken by the Board.

Councilman Nicholas Narducci arrived at 4:07PM.

Item 14-Parcel 12 status; no action was taken by the Board.

Mr. Gralnek skipped ahead to Item 16- report on Urban Land Institute presentation on December 9th; no action was taken by the Board.

Then returned to Item 15-the Annual Meeting is January 15, 2015; no action was taken by the Board.

Item 17- Report on sales of 15 Somerset St., 77 Beacon St., and 61 Wilson St.; no action was taken by the Board.

Item 18- Status of Family Housing litigation-the defendants have responded and a meeting has been scheduled; no action was taken by the Board.

NEW BUSINESS

Mr. Gralnek presented the following items of new business:

Item 19- expenditure from the Eagle Square TIF for: (a) payment to the Providence Water Supply Board for the water line installation to benefit 99 Hartford Ave. in the amount not to exceed \$10,000.00 and (b) payment to the River Council for payment of expenses relating to improvements across the street from 532 Kinsley Avenue, plat 27 lot 281, for purposes of designing/installing a public park. Clay Rockefeller presented.

Cliff Wood made a motion to approve the expenditure from the Eagle Square TIF for: (a) payment to the Providence Water Supply Board for the water line installation to benefit 99 Hartford Ave. in the amount not to exceed \$10,000.00 and (b) payment to the River Council for payment of expenses relating to improvements across the street from 532 Kinsley Avenue, plat 27 lot 281, for purposes of designing/installing a public park; the motion was seconded by Bryan Principe. The motion was passed unanimously.

Item 20- amendments to the Olneyville Redevelopment Plan to adjust boundaries to add areas as shown on the attached map (in the agenda package): to add sidewalks, an industrial park, and to install certain public improvements.

Cliff Wood made a motion to approve the amendments to the Olneyville Redevelopment Plan to adjust boundaries to add areas as shown on the attached map (in the agenda package): to add sidewalks, an industrial park, and to install certain public improvements; the motion was seconded by Nicholas Narducci. The motion was passed unanimously.

Item 21-acquisition of 514 Broadway from Community Works Rhode Island for the amount not to exceed \$350,000.00 and to enter into purchase agreement with the Providence Revolving Fund for the amount not less than the purchase price paid by the PRA for the property; option to the Providence Revolving Fund will be for seven months and will give the Providence Revolving Fund authority to maintain and improve the property and apply for building permits for construction during the option period. PRA funds will not be used to restore the building. Clark Schoettle and Ron Diorio presented.

Cliff Wood made a motion to approve the acquisition of 514 Broadway from Community Works Rhode Island for the amount not to exceed \$350,000.00 and to enter into a purchase agreement with the Providence Revolving Fund for the amount not less than the purchase price paid by the PRA for the property; option to the Providence Revolving Fund will be for seven months and will give the Providence Revolving Fund authority to maintain and improve the property and apply for building permits for construction during the option period. PRA funds will not be used to restore the building. Bryan Principe seconded the motion; the motion was passed unanimously.

Item 22- land swap with Goodwill Industries' plat 78 lot 396 for PRA owned plat 78 lot 447 (portion of American Tourister Site). Colleen Dupre presented.

Cliff Wood made a motion to approve the land swap with Goodwill Industries' plat 78 lot 396 for PRA owned plat 78 lot 447 (portion of American Tourister site); the motion was seconded by Bryan Principe. The motion was passed unanimously.

Item 23 - demolition contractor for work at 810 Broad Street.

Cliff Wood made a motion to approve R & P for demolition work at 810 Broad Street. Nicholas Narducci seconded the motion. The motion was passed unanimously.

Item 24- pilot program to sell properties in bulk.

Cliff Wood made a motion to approve a pilot program to sell properties in bulk; the motion was seconded by Nicholas Narducci. The motion was passed unanimously.

EXECUTIVE SESSION

Nicholas Narducci made a motion to adjourn the regular meeting and enter executive session pursuant to RI Gen. Laws § 42-46-5(A)(2) and 42-46-5 (A)(7) related to the investment of public funds with respect to initiation of arbitration regarding interpretation of the 2001 ground lease at the former Gorham Manufacturing site (plat 51 lot 324; 333 Adelaide Avenue) and where premature disclosure would adversely affect the public interest pursuant to section 42-46-5 of the Open Meetings Act. The motion was seconded by Cliff Wood. The motion was passed unanimously.

Roll Call Vote to enter Executive Session:

James DeRentis- yes

Cliff Wood- yes

Yahaira Placencia- not present

Julius Kolawole- not present

Nicholas Narducci- yes

Bryan Principe- yes

Jesse Kenner- yes

The Providence Redevelopment Agency entered executive session at 5:06PM.

Board members present at roll call: Chairman James DeRentis, Vice Chair Cliff Wood, Jesse Kenner, Councilman Nicholas Narducci, and Councilman Bryan Principe.

Board members absent at roll call: Julius Kolawole and Yahaira Placencia.

RETURN TO OPEN SESSION

Bryan Principe made a motion to end Executive Session and return to Open Session at 5:25PM. Nicholas Narducci seconded the motion. The motion was passed unanimously.

Board members present at roll call: Chairman James DeRentis, Vice Chair Cliff Wood, Jesse Kenner, Councilman Nicholas Narducci, and Councilman Bryan Principe.

Board members absent at roll call: Julius Kolawole and Yahaira Placencia

Jesse Kenner made a motion to seal the minutes of the Executive Session. Cliff Wood seconded the motion. The motion passed unanimously.

Cliff Wood made a motion to adjourn the meeting; the motion was seconded by Nicholas Narducci. The motion was passed unanimously.

Cliff Wood made a motion to reconvene the meeting. Jesse Kenner seconded the motion. The motion passed unanimously.

Mr. Gralnek reported the following actions that took place in Executive Session:

Pursuant to RI Gen. Laws § 42-46-5(A)(2) and 42-46-5 (A)(7), and related to the investment of public funds with respect to retention of a lawyer to represent the agency in initiating arbitration regarding interpretation of a ground lease on Agency owned property and where premature disclosure would adversely affect the public interest pursuant to section 42-46-5 of the Open Meetings Act.

Bryan Principe made a motion to allow the Executive Director to retain a lawyer to represent the agency in initiating arbitration regarding interpretation of a ground lease on Agency owned property. Cliff Wood seconded the motion. The motion passed unanimously.

Cliff Wood made a motion to adjourn the meeting; the motion was seconded by Jesse Kenner. The motion was passed unanimously.

The meeting adjourned at 5:27PM.